



City of Indianapolis 2002 CAPER

March 31, 2003

Executive Summary

In order to address housing and human service issues that face the Indianapolis community, the City of Indianapolis receives federal grant funding from the United States Department of Housing and Urban Development (HUD). As part of the application process for these grants, the City must produce a Consolidated Plan, a five-year strategic overview of the community's current needs and specific actions for addressing these needs.

At the close of each program year, the City completes a Consolidated Annual Performance and Evaluation Report (CAPER) designed to summarize those activities undertaken by the City to meet the objectives set out in the Consolidated Plan. In 2002, the City began work on the third year of its 2000-2004 Consolidated Plan.

Four federal entitlement grants make up the bulk of the funding that supports the activities detailed in this report: the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Supportive Housing Program (SHP) is a competitive federal grant program that is also used by the City, particularly to combat homelessness. All together, the City received approximately \$18 million in HUD funding through these various grant programs.

Activities

The activities undertaken by the City with these federal dollars address the two main themes of the Consolidated Plan: Building Strong Neighborhoods and Family Self-Sufficiency.

Building Strong Neighborhoods

The primary goals associated with Building Strong Neighborhoods include preserving and increasing homeownership, increasing the supply of rental housing for low income residents, eliminating unsafe buildings and areas, and supporting development and neighborhood empowerment. The City used CDBG and HOME money to acquire and rehabilitate housing, and to repair existing owner-occupied homes. The City exceeded its goals by funding over 414 owner-occupied repairs and provided over 286 homeownership opportunities through acquisition and rehabilitation, new construction and homebuyer assistance. In 2002, nearly \$1.7 million was invested in increasing the supply of rental housing for low-income residents. With this investment, 146 new low-income rental units were produced. The 2002 goal of improving, demolishing, and securing 3,400 unsafe buildings was nearly met. 3,234 structures were addressed, and another 4,000 orders are currently being executed.



City of Indianapolis 2002 CAPER

March 31, 2003

Work continued on key sites around the City designed to stimulate job creation and support inner-city economic development. In an effort to build the capacity of neighborhoods and empower its citizens, the City provided funding to local Weed-N-Seed initiatives.

Family Self Sufficiency

The primary strategies aimed at achieving Family Self Sufficiency included assisting organizations in providing supportive services for youth and seniors and providing employment training and related services with CDBG funds; providing operating assistance for homeless shelters and short-term rent and utility assistance to prevent homelessness with ESG, HOPWA; and rehabilitating multi-family housing, and providing gap financing for low-income tax credit projects with HOME funding. In 2002, 11,254 seniors, youth, and individuals seeking employment training were assisted with CDBG funds. The City supported special needs housing and services by providing more than 13,000 services to individuals with special needs, the homeless, and people living with HIV/AIDS through ESG, HOPWA and SHP grants.

Geographic Distribution

The activities carried out by the City to build neighborhoods and strengthen families primarily targeted our most challenged neighborhoods:

The Home Ownership Zone (Fall Creek Place)

2002 was the fifth year of this initiative in the King Park area on the City's near north side. In 2002, 81 families moved into new homes in Fall Creek Place. Phases two and three have been combined due to the success of the program, and the project is now on line to be finished a year ahead of schedule.

Keystone Enterprise Park

Acquisition and relocation efforts continued in 2002 as part of this program in the City's Martindale-Brightwood neighborhood. Designed to renovate a blighted area of the City by the development of an Industrial Park, more than \$3.2 million were invested in this project in 2002. Negotiations are underway to secure the Park's first tenants.

Weed and Seed

Weed and Seed sites, designated by the Department of Justice, are federally funded sites designed to enhance community partnerships in their efforts to reduce crime, revitalize neighborhoods and offer safe havens for children. The metamorphosis of the former



City of Indianapolis 2002 CAPER

March 31, 2003

Neighborhood Empowerment Initiative organizations into Weed and Seed sites was a natural progression as these neighborhoods expanded their reach deeper into the needs of their communities. Weed and Seed allows communities to take a streamlined approach to improving their neighborhoods and creating economic development. Eight umbrella associations used CDBG funds to participate in community events, coordinate neighborhood interests and spark economic development.

Community Development Corporations

Local community development corporations (CDCs) carried out most of the activities designed to improve housing. These non-profit corporations are community based, with a defined geographic service area. Several other housing organizations serve low and moderate income residents to improve housing county-wide, including Community Action of Greater Indianapolis (CAGI) and CICOA: the Access Network. Most of the human service organizations, while based in Center Township, are available to citizens countywide.



City of Indianapolis 2002 CAPER

March 31, 2003

Citizen Participation

In accordance with the requirements of the Citizen Participation Plan, the City published a notice in the *Indianapolis Star* and the *Court and Commercial* indicating that the CAPER was available at the City-County Building and the Central Public Library. No public comment was received.



City of Indianapolis 2002 CAPER

March 31, 2003

Assessment of Five-Year and One-Year Goals

The 2000-2004 Consolidated Plan includes nine goals to address the City's housing and community development needs. In addition to these five-year benchmarks, the City sets annual goals in the Annual Action Plan to address these community development needs. The table on page seventeen summarizes these goals and strategies, and illustrates the progress that has been made towards each goal. The final column in this chart represents the percent of the five-year goal that has been met to date, and therefore includes accomplishments for the years 2000, 2001, and 2002.

The first goal identified in the Consolidated Plan is to preserve homeownership by rehabilitating owner-occupied units. In 2002, the City invested more than \$3.2 million in homeownership preservation and exceeded the annual goal by 58 percent. In 2000, 2001, and 2002 combined, 1,290 owner-occupied units were repaired; therefore, the City has achieved 63% of the five-year goal to preserve 2,020 homeownership units. At its current rate, it is anticipated that the City will exceed this goal.

The second goal identified in the Consolidated Plan is to create 700 new homeownership opportunities within five years. To date, the City has achieved 81% of this five-year goal by acquiring and rehabilitating 47 units, building 116 new houses, and providing direct homeownership assistance to 124 low-income homebuyers. In 2002, the City exceeded its annual goal by 40%, creating a total of 287 new homeownership opportunities.

The third goal is to increase the supply of rental housing units affordable to families earning between 51 and 80 percent of the area median family income. In 2002, the City invested nearly \$1.7 million to complete 146 affordable rental units. Of the 146 units, 69 were developed for families earning between 51 and 80 percent of the area median family income. As indicated in Table A, the City has achieved 72 percent of its five-year goal to create 700 affordable rental units for the population mentioned above.

The forth goal identified in the Consolidated Plan is to eliminate unsafe buildings and sites by improving, demolishing or securing unsafe buildings. In 2002, 4,791 orders were issued by the Marion County Health and Hospital Corporation to board, demolish, or rehabilitate vacant and unsafe structures in Marion County. A total of 3,234 units were actually addressed; 2,514 units were secured by being boarded, 440 units were demolished and 280 units were repaired. The City achieved 95 percent of the 2002 goal and 65 percent of the five-year goal has already been met.

The fifth goal in the Consolidated Plan is to support capital and enterprise development. In 2002, the City spent \$2,179,940 of Section 108 loan funds and \$1,048,000 of CDBG funds on the Keystone Enterprise Park project. The City has projected that this development will create approximately 600 jobs when completed. CDBG and Section 108 funds were spent on acquisition, relocation, and environmental assessments



City of Indianapolis 2002 CAPER

March 31, 2003

in 2002. Other capital and enterprise development activities include the creation of jobs through the City's tax abatement program. In 2002, a total of 288 jobs were created in Marion County. Of these jobs, 10 were located within the Indianapolis Neighborhood Revitalization Strategy Area.

The sixth goal identified in the Consolidated Plan is to Support Neighborhood Empowerment. The City allocated approximately \$320,000 to support neighborhood empowerment in 2002. In 2002, the City worked diligently to streamline the efforts of Neighborhood Coordinators and Weed-N-Seed sites. These neighborhoods are now working more efficiently to achieve goals and have begun to see results. In 2002, the City awarded \$250,000 to the Indianapolis Police Department to support local Weed-N-Seed initiatives. Additionally, \$20,000 of CDBG funds were used to assist the Indianapolis Police Department with community policing and crime awareness activities in low-income neighborhoods. Finally, the City provided \$50,000 of CDBG funding to the Indianapolis Neighborhood Resource Center to provide training and capacity building to neighborhood organizations.

The next two goals in the Consolidated Plan are to promote family self-sufficiency by aiding supportive service activities and supporting special needs housing. In 2002, 2,287 seniors were assisted, 2,941 youth participated in various CDBG funded activities, and 6,026 individuals received employment training or job placement assistance. The City supported special needs housing with CDBG, ESG, and HOPWA funds and 13,946 units of service were provided to people who were homeless or living with HIV/AIDS.

The final goal identified in the Consolidated Plan is to increase the supply of rental housing units affordable to families earning less than 50 percent of the area median family income. As stated earlier, the City invested nearly \$1.7 million to complete 146 affordable rental units in 2002. Of those units, 77 were developed for families earning less than 50 percent of the area median family income. To date, the City has only achieved 19 percent of the five-year goal to create 1,558 rental units. The City is committed to creating new rental units for persons earning below 50% median family income through the *Blueprint to End Homelessness*, however, the development in this area has been slow. The City anticipates the need to amend this goal of the Consolidated Plan.



City of Indianapolis 2002 CAPER

March 31, 2003

Table A

GOAL	STRATEGY	2002 GOAL	2002 ACTUAL	5 YEAR GOAL	% OF 5 YEAR GOAL MET
Preserve Homeownership	<ul style="list-style-type: none"> Rehabilitate owner occupied homes 	244	414	2,020	63%
Increase Homeownership	<ul style="list-style-type: none"> Acquired and rehab units for sale Create new units for sale Provide direct homeownership assistance 	37 125 43	46 116 124	700	81%
Increase Supply of Rental Housing for 51-80% of MFI	<ul style="list-style-type: none"> Rehabilitate rental housing units Provide gap financing for low-income housing tax credit projects 	100	69	342	72%
Eliminate Unsafe Buildings and Sites	<ul style="list-style-type: none"> Improve, demolish, or secure unsafe buildings Test and abate lead-based paint 	3,400	3,234	15,020	66%
Support Capital and Enterprise Development	<ul style="list-style-type: none"> Support economic development initiatives 	75 jobs	222	610	79%
Support Neighborhood Empowerment	<ul style="list-style-type: none"> Provide capacity building assistance to neighborhood organizations in targeted areas 	Support local Weed-N-Seed	\$320,000 invested	80% of targeted organizations will meet standards	City anticipates amending this goal due to the consolidation of Weed-N-Seed and NEI.
Aid Supportive Service Activities	<ul style="list-style-type: none"> Assist organizations providing senior, youth, employment and other supportive services 	5,100 people	*12,483 units of service	26,200	138%
Support Special Needs Housing	<ul style="list-style-type: none"> Provide operating and rehabilitation assistance for homeless facilities Provide short-term rent and utility assistance 	9,000 people 750 people	*13,946 units of service *656 people	9,095	438%
Increase Supply of Rental Housing for 0-50% of MFI	<ul style="list-style-type: none"> Rehabilitate rental housing units Provide gap financing for low-income housing tax credit projects 	No annual goal set	77	1,558	19%

*This number reflects duplicated people. A computer tracking system, Client Track, has been developed to track unduplicated people and the number of services provided. This system has not yet been fully implemented.



City of Indianapolis 2002 CAPER

March 31, 2003

Housing Issues

Public Housing Initiatives

The City and the Indianapolis Housing Agency (IHA) continue to work together to address affordable housing issues in Indianapolis. Specifically, the City participated in the development of the Marion County Center for Housing Opportunities, which is operated by IHA and provides numerous housing services to public housing residents and residents of Marion County seeking assistance. In 2002, IHA received \$60,000 of HOME and CDBG funds to provide fair housing counseling and education through the Marion County Center for Housing Opportunities (MCCHO). MCCHO has focused on outreach during 2002, presenting workshops at 55 community meetings and 54 Section 8 Briefings. MCCHO also referred ten Marion County residents to the Indiana Civil Rights Commission on Fair Housing discrimination.

Other efforts to improve public housing resident initiatives include legal assistance and youth programs. In 2002, the City awarded CDBG funds to the Community Organizations Legal Assistance Program, which provided pro bono legal services to resident councils of Indianapolis Housing Agency communities, neighborhood organizations and community groups.

Actions Taken to Affirmatively Further Fair Housing

In 2001, The City of Indianapolis released a Request for Qualifications to select a consultant to assist the City with conducting an Analysis of Impediments to Fair Housing Choice. The City's current Analysis was last revised in November of 1998, and therefore, needs to be updated with current data and housing trends, new City policies, and new recommendations to overcome identified impediments to fair housing.

The City selected BBC Research & Consulting to assist with the Analysis of Impediments to Fair Housing. This firm has extensive experience in conducting housing studies, including fair housing assessments, for states and cities. The City's updated Analysis of Impediments to Fair Housing is currently in draft form and will be finalized in the spring of 2003.

The City of Indianapolis' current Analysis identifies impediments to fair housing choice, discusses positive practices in fair housing and details the goals and recommendations to overcome the identified impediments that are within the local unit of government's control and influence. Specifically, it identifies the following impediments to fair housing choice: poor credit history of loan applicants, the City's planning and zoning process, location of support services, and a decreased number of project-based Section 8 units. Each of these impediments is described briefly below.



City of Indianapolis 2002 CAPER

March 31, 2003

Poor Credit History

The Home Mortgage Disclosure Act data documents lending activities of mortgage companies and banks in a given year. This data indicates that poor credit history is the greatest barrier to securing a home mortgage loan for loan applicants regardless of race. As income increases for applicants of government-assisted loans, the number of applicants denied for credit problems increases.

Planning and Zoning Process

Developing land use plans and rezoning are public processes that are lead by the City's neighborhood and comprehensive planners. Neighborhood groups and resident participation. It is sometimes difficult to convince the public of the rationale need for higher density housing in their neighborhood. There are examples of communities in Indianapolis that have chosen to maintain a very low-density residential development. Should a land use plan include higher density housing, there is no guarantee that such development will occur. Many times such development requires a zoning change, which is also a public process. Public boards make all decisions regarding zoning changes such as the Zoning Board and the Metropolitan Development Commission (MDC). The public is invited to MDC hearings to provide comments and opinions on any given zoning request. The MDC makes decisions on a case by case basis depending upon the merits of the case.

Support Services

The Social Asset and Vulnerability Indicator, a local database, contains the locations of several relevant services that can impact the quality of life in a neighborhood. This information indicates that most of these services are located in Center Township. A potential developer may question the marketability and appropriateness of affordable housing for low-income families outside of Center Township.

Project-based Section 8 Housing

In 1997, HUD announced an initiative to address poorly maintained, substandard project-based Section 8 housing, which has lead to the closing of some Indianapolis apartment buildings. In addition to this initiative, there are several project-based Section 8 contracts that have expired or will soon expire. This could also reduce Indianapolis' project-based Section 8 inventory. Since the number of units is decreasing, housing choice in Indianapolis is also decreasing.

The chart on the following page includes the proactive statements, goals, and objectives from the analysis as well as actions taken in 2002 to work towards minimizing the impediments to fair housing choice.



City of Indianapolis 2002 CAPER

March 31, 2003

STATEMENT	GOAL	ACTIONS TAKEN IN 2002
Fair housing choice will be expanded when the community, public, and private sectors agree on an approach to improve the quality of life in Center Township.	Affect long-standing, institutionalized systems, like the public housing system, school system and decentralized banking systems through planning.	<ul style="list-style-type: none"> The City is the Participating Administrative Entity for the Mark-to Market Program. In 2002, the City completed one restructuring plan, which, could potentially, retain 91 affordable rental units.
Education and information in reference to fair housing provisions are crucial to the elimination of discriminatory practices.	Publish and distribute fair housing information to housing providers and consumers.	<ul style="list-style-type: none"> The City staffed a booth at the Indianapolis Housing Conference sponsored by INHP and Fannie Mae and the Indiana Black Expo to distribute information regarding fair housing and City-funded housing projects. The City granted \$60,000 to the Indianapolis Housing Agency to promote fair housing initiatives.
Interagency planning and coordination of fair housing initiatives could result in a more effective service delivery and creative approaches to fair housing programs.	Meet regularly with public and private housing service providers with specific agenda of ensuring fair housing choice.	<ul style="list-style-type: none"> In 2000, the Mayor formed a housing task force to address housing issues in Indianapolis. The City participated in the development of a Housing Trust Fund with other housing service providers.
Continuing research regarding the City's regulatory and financial structure is needed to aid program development.	Research and recommend enhancements to existing programs and development of new programs affecting affordable housing production/fair housing choice.	<ul style="list-style-type: none"> The City granted \$420,000 to the Indianapolis Neighborhood Housing Partnership to provide down payment assistance and direct homebuyer subsidies to low/moderate income families purchasing homes in Marion County.



City of Indianapolis 2002 CAPER

March 31, 2003

Actions Taken to Eliminate Barriers to Affordable Housing

The City of Indianapolis undertook several major efforts to eliminate the barriers to affordable housing. In 2002, the City invested \$60,000 of HOME and CDBG funds in the Marion County Center for Housing Opportunity (MCCHO). The program was created in 2000 to promote freedom of choice and quality in housing opportunities for all persons. Additionally, MCCHO helps to affirmatively market fair housing throughout the community through education. In 2002, MCCHO conducted outreach efforts in the community, including Section 8 recipients, persons with HIV/AIDS, area landlords as well as referred clients to the Indiana Civil Rights Commission to address violations of fair housing laws by landlords. MCCHO's educational and proactive efforts have been highly effective and have been funded again in 2003.

The City also took a large step towards eliminating barriers to affordable housing by convening the Mayor's Housing Task Force. The Task Force was comprised of three groups: Affordable Housing, Home Ownership and Homelessness and identified barriers specific to each housing category. The group reviewed the recommendations of the 1998 Mayor's Housing Task Force, as well as evaluating the past progress. The bullets below highlight the recommendations from the Mayor's Housing Task Force and the progress made in 2002:

2001 Mayor's Housing Task Force Recommendations

- **2001 Goal:** Provide Tenant Based Rental Assistance to persons at risk of homelessness.
2002 Action: *the Coalition to Homelessness Intervention and Prevention was awarded \$500,000 of HOME funds for a Tenant Based Rental Assistance (TBRA) Program. Implementation of this HOME TBRA program began in late 2002.*
- **2001 Goal:** Explore the possibility of creating Housing Resource Centers modeled after the Minneapolis, Minnesota program.
2002 Action: *City officials and other housing providers toured the Housing Resource Center located in Minneapolis, Minnesota. While the tour provided insight to Minneapolis' success, City officials are looking to tailor the program to meet the needs of Indianapolis residents.*
- **2001 Goal:** Continue to increase the available supply of units for homeownership through acquisition/rehabilitation, new construction and homebuyer subsidies.
2002 Action: *\$3,610,000 of HOME and CDBG dollars were awarded to community based organizations for the creation of new homeownership opportunities.*
- **2001 Goal:** **Create** a Blueprint to End Homelessness, a collaborative effort of local homeless service providers, government officials, and neighborhood associations, that will address strategies for improving communication, increasing the supply of housing, and enhancing the effectiveness of current services and linking organizations.



City of Indianapolis 2002 CAPER

March 31, 2003

2002 Action: *The Blueprint to End Homelessness was released in the Spring of 2002. Community partners are working together to identify ways to implement the Blueprint's strategies.*

The Housing Task Force allowed multiple stakeholders to come together and address the current problems, as well as evaluate past progress. The increased communication and continual improvements made to service delivery and housing efforts help to eliminate the barriers that persons face in obtaining safe, sanitary and affordable housing. The City will continue to research Best Practices and evaluate current policies to eliminate as many barriers to Indianapolis residents as possible.



City of Indianapolis 2002 CAPER

March 31, 2003

Special Needs

Homeless

The Continuum of Care plan is a coordinated approach to address the physical, economic, and social needs of the homeless population through the provisions of emergency shelter, transitional and permanent housing and supportive services. The development of this plan warrants a thorough examination of the needs presented in this community and the services available to meet those needs.

In April of 2002 Indianapolis Mayor Bart Peterson in conjunction with the Indianapolis Housing Task Force and the Coalition for Homelessness Intervention and Prevention (CHIP) unveiled the City's *Blueprint to End Homelessness*. The *Blueprint* is the City's 10-year commitment to end homeless in Indianapolis. This document calls for the creation of 2,100 units of housing for the 0-30% MFI population over the next 10 years. CHIP was appointed as the lead agency to implement the Mayor's plan. The *Blueprint* calls for a "Housing First, Housing Plus" model that is being done all across the country. The idea behind this philosophy is to get a person housed first and then provide them with the supportive services that they need to reach self-sufficiency. Several focus groups consisting of providers, funders, consumers, local officials and citizens were held in order to receive input from the entire community on what the biggest issues surrounding homelessness are and the best way to help combat homelessness. These meetings and findings were the backbone of the 2002 City of Indianapolis' Continuum of Care application. Indianapolis was one of the first city's across the country to make such a commitment to end homelessness thus the *Blueprint* has been cited as a model nationwide. Due to this, the City's Continuum of Care application received the 3rd highest score in the country.

The City was awarded \$3.2 million dollars in Continuum of Care funding for 2002. This funding was used to assist 16 projects that provide transitional and permanent housing, supportive services and operations cost for the homeless families and individuals in Marion County. Many of these organizations assist homeless individuals who have other barriers to self-sufficiency, such as, addictions and mental illness. Several of the projects awarded money through the Continuum of Care provide supportive services including but not limited to, job training, substance abuse treatment, childcare, GED and other education assistance programs and mental health counseling.

Under-served Needs

The 2000-2004 Consolidated Plan identifies the following populations as under-served: elderly, persons with HIV/AIDS, physically disabled, mentally ill, developmentally disabled, and those with alcohol and/or drug addictions.



City of Indianapolis 2002 CAPER

March 31, 2003

The City invested approximately \$3.2 million to assist low/moderate income homeowners with repairs to their homes in 2002. 44% of those homeowners assisted in 2002 were elderly. Many elderly homeowners live on fixed-incomes that do not allow them to properly maintain their homes. In addition to providing seniors with housing repairs, the City allocated \$417,401, or 25% of the Human Services budget, in CDBG funds to local organizations to provide senior services including; senior employment, transportation, social activities, financial management assistance, and health services.

HOPWA funds were awarded to the Damien Center, Ebenezer Church Foundation, The Indianapolis Urban League, and Concord Center to provide services to persons diagnosed with HIV/AIDS totaling \$708,000. In 2002, 1,000 people with HIV/AIDS received housing and supportive services such as tenant-based rental assistance, project-based rental assistance, resources identification, and case management.

Another primary service point for people with under-served needs are the HUD-McKinney Grant Programs, including the Emergency Shelter Grant (ESG), and the Continuum of Care and Supportive Housing Grant Program (SHP). \$419,000 in City ESG funds were awarded to projects that impact the City's homeless population, many of who have a variety of under-served needs. Specifically, funds were awarded to Horizon House for drop-in day services, and several homelessness shelters, which provide temporary housing and case management services to many under-served needs individuals and families. The SHP program funded many programs that directly effect the under-served needs population: Pathways to Recovery and Hoosier Veterans provided direct substance abuse treatment and counseling; four programs run by Adult and Child Mental Health provided either permanent or transitional housing and supportive services to the chronically mentally ill; Midtown Mental Health administered four projects that provided housing and services to the chronically mentally ill and street outreach to the hardest to serve homeless population; and the Homeless Initiative Program provided much-needed case management and supportive services to the mentally ill and the physically disabled. Other activities provided by the SHP program and the Continuum of Care are detailed in the Homelessness section of this report.

Anti-Poverty Strategy

A primary goal of almost all of the City funded human services programs is to move individuals and families out of the cycle of poverty, and into an environment where they are better able to care for themselves and to take control of their own futures. The foundation for building this self-sufficiency is addressing the most basic needs of the individual or family first.

The City of Indianapolis has entered into an ambitious partnership with other organizations and agencies in Indianapolis to create and implement a plan for ending chronic poverty and homelessness called the Mayor's *Blueprint to End Homelessness*.



City of Indianapolis 2002 CAPER

March 31, 2003

This wide-ranging project calls for the creation of a continuum of services and housing options to forever end the cycle of poverty and struggles of the poorest of the poor in our community. Efforts will begin the implementation of this plan in 2003.

A national study on the problem of homelessness reports that over 750,000 men, women, and children are homeless on any given night in the United States. In the most recent report by the Coalition for Homeless Intervention and Prevention, it was estimated that 3,488 people are homeless in Indianapolis at any one time.

Many homeless individuals and families face a bewildering array of both internal and external barriers to mainstream housing. Internal barriers include addiction and substance abuse, mental illness, and educational issues. When these internal problems are coupled with external barriers such as lack of job training, domestic violence, lack of transportation, difficult access to childcare, and a lack of affordable housing, a spiraling cycle of hopelessness and homelessness can occur.

In 2002, the City used \$394,250 in ESG funds to support eleven homelessness shelters and supportive service programs to provide coordinated support to homeless families and individuals. Services provided by these organizations run the gambit from street-level outreach for the hardest to serve populations, to drop-in day centers that allow for laundry, showers and day services, to short-term shelters that provide case management and linkages to needed services like detoxification and mental health counseling. The majority of the ESG money is targeted at basic operating expenses for these facilities, but a percentage is also aimed at providing the essential services and providing homelessness prevention services that can keep a family in their own home with rent or utility assistance. Special outreach services continue to be provided to Indianapolis' burgeoning homeless Hispanic population. Other funds are targeted at providing mass transit tickets for low-income and homeless individuals to more easily access services and employment.

Working in conjunction with the ESG support funding, the City will use CDBG dollars at the front end of the homelessness cycle to help prevent people from becoming homeless by providing for homeowner repair services to at-risk low income persons. CDBG funds will also be used for credit and counseling services. Additional CDBG funds will be used to help create more low-income affordable housing options in Indianapolis that will help move people out of the homelessness cycle. Services to other special needs populations, including the elderly, people with disabilities and to homeless youth will be supported with CDBG funding. In all, a grand total of \$2,222,072.01 in CDBG funds, which is approximately 17.6% of total CDBG expenditures, were used to help end poverty. Additionally, \$250,000 in HOME funds have been targeted for Tenet-based rental assistance to help move low-income citizens out of homelessness and into housing.



City of Indianapolis 2002 CAPER

March 31, 2003

Institutional Structure and Coordination

Gaps in Institutional Structure

Each year, the City seeks to improve itself. In 2001, the City sought to overcome gaps in institutional structure, as well as enhancing coordination was the redevelopment of the online quarterly report. This report had been released in 2000, but unfortunately proved ineffective and did not meet the needs of the City and the project sponsors. An entirely new report was designed in 2001 with the emphasis being a management tool for project sponsors. The online tool includes financial record keeping, unit progress tracking and advanced reporting for both the City and the project sponsors. Project sponsors and City staff all contributed input to the development of the system.

In 2002, the on-line quarterly report was released during the first quarter for use by all City Project sponsors. As a daily management tool, the on-line system has proven to be an effective method of reporting the progress of all the City projects. Some barriers to the system in the form of reporting will be addressed during the 2003 fiscal year and project sponsors only update information in the system four times a year to report to the City on a quarterly basis. City staff will encourage project sponsors to maintain the system daily for ease to the user.

City staff will also seek input from project sponsors to update the system in 2003. Project sponsors and City staff wish to see additional reports from the system and the City is hopeful to address those issues next year.

Coordination

To deliver quality entitlement programs that meet the needs of the citizens and comply with Federal regulations, the Division of Community Development, requires performance-based contracts. In addition, thorough year round monitoring of organizations ensures that the City is in compliance with program and planning requirements.

To ensure compliance with this goal, the City has created grant management teams. Teams are comprised of a grant manager, grant analyst and program coordinator(s). The grant manager of each team ensures compliance with the federal regulations, state and local laws, and City policies. The manager is a liaison to the project sponsor and community. The grant analyst tracks all expenditures of funds, draws funds from IDIS and ensures timely expenditures of funding. The Program Coordinator(s) ensures that all expenses are eligible and monitors each project sponsor. The various team roles allow the City to comprehensively administer programs to a wide variety of organizations.



City of Indianapolis 2002 CAPER

March 31, 2003

The monitoring and evaluation of City of Indianapolis project sponsors is a year long process. Claims submitted for reimbursement are checked for accounting accuracy and eligibility under the grant regulations. In addition, claims must provide documentation that clearly verifies the expense being claimed. Interaction with the project sponsors in day to day operations is also a component of our monitoring process. When project sponsors are repeatedly experiencing difficulty with required elements of our grant program, the City recognizes that assistance needs to be provided to that organization. As such, the City provides one on one technical assistance and training throughout the year. Training is also offered as policies and regulations are created or modified that will impact the organizations receiving grant funds.

Finally, a yearly site visit is the most formal part of our monitoring process. The grant management teams thoroughly examine all aspects of a program including the organizational, programmatic, compliance and fiscal areas. A post-monitoring letter is provided to both the Executive Director and the President of the organization. This letter details findings or concerns, and includes a required action date. This letter also offers suggestions for improvement, as well as praise for quality performance.

A minimum of 15% of the HOME grant awarded to the City is set aside for use by community-based Community Housing Development Organizations (CHDOs) producing low- and moderate-income housing. CHDO projects include new construction, acquisition, and rehabilitation of vacant structures, as well as provide direct homeowner assistance. As such, the City places a high priority on ensuring compliance with CHDO funded organizations. Monitoring HOME-assisted projects sponsored by CHDOs promotes high quality services and ensures compliance with regulatory or statutory requirements and also identifies any non-regulatory deficiencies in performance. The monitoring strategy involves review of organizational, procedural, programmatic, service, compliance, and fiscal areas of CHDO housing projects. The certification/recertification process includes review of the legal and financial status of the CHDO, the capacity and organizational structure, and the partnerships/relationships with for-profit entities.

Lead-Based Paint Hazard Control

The City of Indianapolis/Marion County, Indiana received \$1,754,527 from the Department of Housing and Urban Development in the form of a Lead Hazard Control Grant to alleviate the problem of lead-based paint and associated health concerns in the City's low-income neighborhoods at the end of 2002. The City proposed to make a total of 180 units of owner-occupied, vacant, and low-income rental units free of lead-based paint hazard through this program over a 3-year term.

The City of Indianapolis' Department of Metropolitan Development (DMD), Health and Hospital Corporation of Marion County (HHC) d/b/a Marion County Health Department



City of Indianapolis 2002 CAPER

March 31, 2003

(MCHD), The Indianapolis Housing Agency (IHA), Near North Development Corporation, Mapleton-Fall Creek Development Corporation, United Northwest Area Development Corporation, Environmental Management Institute, Inc (EMI), and Improving Kids Environment (I.K.E.) have joined forces to form the Indianapolis Healthy Housing Network (IHHN). The Indianapolis Healthy Housing Network will work to reduce the hazards posed by lead based paint in Indianapolis' older housing stock and prevent childhood lead poisoning in Indianapolis/Marion County's federally designated Enterprise Community. The mission of IHHN is consistent with the City of Indianapolis' goal of building better neighborhoods for children and families.

The overall strategy of the plan is to use the Lead Hazard Control grant funding to link up existing construction/rehabilitation and acquisition activities, existing lead poisoning and health activities, existing education and outreach activities to increase the amount of lead-safe, pre-1978 housing stock targeted at low-income families, and decrease children with Eblls.

The proposed IHHN target area is located within the boundaries of the Mapleton Fall Creek Neighborhood Development Corporation, Near North Development Corporation and the United Northwest Area Development Corporation, all of which are located within the Indianapolis Enterprise Community. These neighborhoods have a large percentage of deteriorated housing stock and a high concentration of children under the age of six. This percentage of deteriorated housing stock is much higher than that of the rest of Indianapolis and Marion County. The units to be included in lead-based paint hazard control work will come from one of three primary pools. The first pool will be units coming through each of the target area CDC's existing owner-occupied rehab projects (with CDBG funds), existing acquisition/rehab programs targeting low-income homeownership (with HOME funds), and Section-8 rental properties in need of rehab activities to comply with Section-8 standards. The second pool of housing will be any families with children found to have elevated blood lead levels will be referred to the Community Development Corporations by the Marion County Childhood Lead Poisoning Prevention Program on an individual basis for priority housing work.

Safe, decent, affordable housing is the City's number one priority, as evidenced by the Consolidated Plan. Its activities to eradicate lead-based paint will help correct this impediment. The 1996 Analysis of Impediments to Fair Housing states that lead-based paint hazards restrict the housing market for families with young children, primarily in Center Township. Since many of the families in the targeted area have limited financial resources, their housing opportunities are further restricted.

According to the 1990 Census, 63,103 children five years of age and younger reside in Marion County. Of the nine townships in Marion County, Center Township, which contains the City's Enterprise community, and includes the target area for these



City of Indianapolis 2002 CAPER

March 31, 2003

activities, had the highest number of children less than five years of age and the highest concentration of children in families with an annual household income less than \$15,000. Sixty-seven percent (67%) or 14,747 live in pre-1950 housing. Geographical Information Systems (GIS) mapping shows the majority of children identified with elevated blood lead levels reside in Center Township. In 2001, the Marion County Health Department screened 6,126 children and identified 432 children with elevated blood lead levels over 10ug/dL (10 micrograms per deciliter of blood). This represents 7%. In the City's target area, of the 914 children tested, 117 had blood lead levels over 10ug/dL, or 13%.

By linking the lead hazard control grant activities to the existing structures designed to do rehabilitate owner-occupied housing, to create low-income homeownership, and to screen children for lead poisoning, it is expected that Indianapolis can get the most impact possible from the funds provided through this grant.



City of Indianapolis 2002 CAPER

March 31, 2003

Leveraging Resources

In the 2002 Fiscal Year, the City of Indianapolis partnered with many community organizations to fund affordable housing and homeless prevention and supportive service projects. The City, as a funding agency, tries to fund “gaps” in applicants’ projects, rather than funds the majority of a project or program. This policy has allowed for the City to maximize the amount of housing and services provided, using the grant dollars that are received from the U.S. Department of Housing and Urban Development.

Since 1997, the City has invested HOME funds in projects that are also seeking Low Income Housing Tax Credits (LIHTC) through the Indiana Housing Finance Authority. The (LIHTC) Program is a rental housing subsidy program where the owner is allowed to take a credit against federal income taxes over a 10-year period as long as the property is operated as affordable rental housing for a minimum of 30 years. Some projects completed in the year 2002 include the Mazingo Place and Edgewood Terrace Apartments. Together, these projects created 26 units of affordable rental housing.

The Indiana Housing Finance Authority (IHFA) also funds shelters and other emergency housing through an Emergency Shelter Grant from HUD. Combined with ESG funds from the City, the City and IFHA are able to help fund essential services, homelessness prevention programs and operational assistance for Indianapolis shelters. Emergency housing organizations can also provide meals and other food needs, rent or mortgage assistance, and utility payment assistance through the United Way, a major third funding partner. By blending funding, homeless service providers are able to assist clients with an array of services to meet a variety of needs.

In addition to matching HOME and ESG funds with other funds, each year, the City of Indianapolis matches Community Development Block Grant (CDBG) dollars with several other community partners. These partners, which include but are not limited to, the Indianapolis Foundation, the Lilly Endowment, the Hoover Foundation, the Ackerman Foundations, the Annie E. Casey Fund, the Clowes Fund, the Chrystal Dehann Fund, the Public Library Fund, the Irwin Foundation, the Moore Foundation, the Nina Mason Pullium Charitable Trust and the Women’s Fund, combine their resources to support summer youth programs. These one to two month programs are offered to youth up to age 18. A variety of programs are offered from employment training and educational programs, to art programs and day camps. In 2002, the City primarily funded educational programs and programs that brought art and theatre to disadvantaged youth.

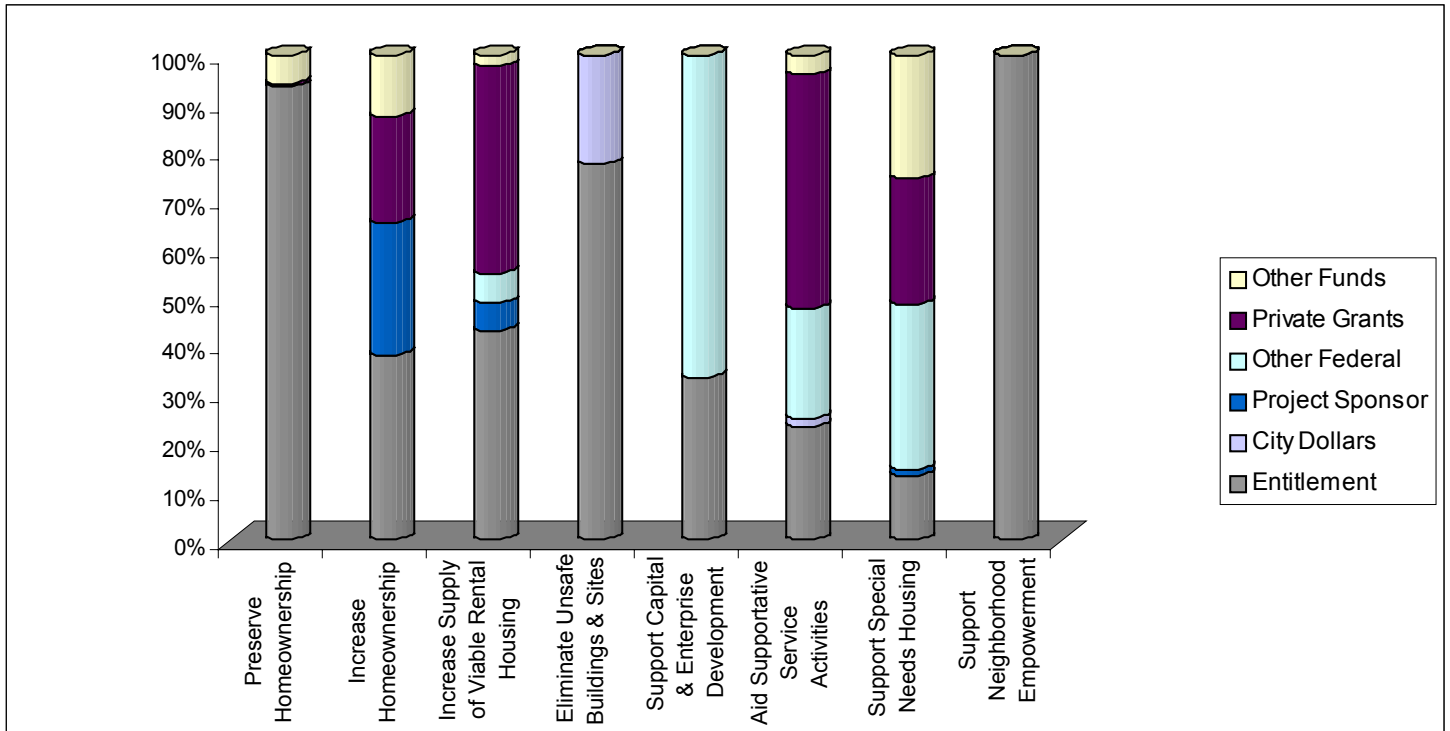
While these partnerships are most significant, the fiscal partners of the City of Indianapolis include more than the ones mentioned above. Many project sponsors who receive City funding utilized funds from other organizations, including their own funds.



City of Indianapolis 2002 CAPER

March 31, 2003

The chart below shows the amount of funding from other sources used in collaboration with City grant dollars towards each of the goals for the 2000-2004 Consolidated Plan.





City of Indianapolis 2002 CAPER

March 31, 2003

Special Urban Initiatives

Keystone Enterprise Park

Economic development continues to be a focus for the City of Indianapolis. Especially during the continued recession, the City strives towards creating more entry-level jobs, with tracts to management and executive positions. The Keystone Enterprise Park site is on 86 acres of blighted land and formerly filled deteriorated structures. The completion of the park will increase needed employment opportunities and develop a climate for business in a disadvantaged community.

In 2002, the City of Indianapolis invested \$1.048 Million Dollars of Community Development Block Dollars and over \$2.179 Million Dollars of a Section 108 Loan from the Department of Housing and Urban Development in the Keystone Enterprise Park. The City acquired 5 parcels of property and relocated 13 families to safer living environments according to the Uniform Relocation Act. In addition, the City conducted environmental site assessments on Phase I and Phase II of the Enterprise Park. When completed, the Keystone Enterprise Park will bring an excess of 600 new jobs to the area.

Homeownership Zone

The Homeownership Zone, one of six homeownership zone projects across the country awarded to the City of Indianapolis by the Department of Housing and Urban Development (HUD) continues its steady progress through 2002.

The project, now called Fall Creek Place, consists of rehabilitating and constructing 322 housing units. Fifty-one percent of the housing units will be available to homebuyers with incomes at or below 80% of the area median family income. The remaining housing unites will be available to families of any income level. Upon completion, this neighborhood will provide a mix of retail/commercial, housing and green spaces all with walking distance of one another.

On October 10 2002, Project Team representatives accepted two Monumental Affairs awards for Fall Creek Place, an Honor Award for the project and a Merit Award for architecture. Only one other development in the City received a higher award than the Honor Award, the Indiana State Museum.

On October 22 2002, the first annual meeting of the Fall Creek Place Homeowner's Association was held with over 130 existing and future residents in attendance. The meeting reflected the true diversity of the community, with residents representing a mix of long-time residents, new residents, rehab owners, people with homes under construction, and people under contract to build.



City of Indianapolis 2002 CAPER

March 31, 2003

Neighborhood Revitalization Strategy Area

The City of Indianapolis, with HUD's approval, formed a Neighborhood Revitalization Strategy Area (NRSA) in 1996 and expanded that area in 1999. This area was chosen by selecting qualified census tracts that meet a defined set of criteria established by HUD. The purpose of this designation is to marshal resources to facilitate the City's ability to engage in comprehensive community revitalization. The table below contains goals and benchmarks set in 2002 to be accomplished within the NRSA.

Goal	Strategies	2002 Benchmarks	2002 Achievements
Preserve Homeownership	♦ Rehabilitate owner-occupied homes	105 units repaired	102 units
Increase Homeownership	♦ Acquire and rehabilitate units for sale ♦ Create new units for sale ♦ Provide direct homeownership assistance	19 units rehabilitated 105 units created 22 homebuyers assisted	10 units 91 units 44 homebuyers
Increase the supply of viable rental housing	♦ Rehabilitate multi-family rental housing ♦ Provide gap financing for low-income housing tax credit projects	105 rental units	124 units
Eliminate unsafe buildings and sites	♦ Improve, demolish and/or secure unsafe buildings	3,000 buildings addressed	2,724 buildings addressed
Support capital and enterprise development	♦ Support economic development initiatives	75 jobs created	10 jobs
Aid supportive services activities	♦ Assist organizations providing senior, youth, employment and other supportive services	3,000 people served	3,401 people served

The Enterprise Community

The neighborhoods and communities that make up the Indianapolis Enterprise Community all face a variety of challenges, crime, blight, lack of access to basic services, and a lack of access to shopping and transportation. The single largest contributor to most, if not all, of these issues is poverty and economic disenfranchisement.

The vision of the groups and organizations that make up the Indianapolis Enterprise Community (EC) is a holistic approach, targeting all the symptoms of poverty working to affect a change in the basic issues involved.



City of Indianapolis 2002 CAPER

March 31, 2003

Most importantly, is the goal of bringing solid, long-lasting employment into the geographic area of the EC its residents of the EC as well. Projects focusing on seed funding, business incubation, technical assistance and business mentoring are all underway in the Indianapolis EC.

Another important aspect of bringing livable wage employment to EC residents is creating the physical infrastructure needed by these businesses. Currently, Keystone Enterprise Park is underway to directly impact that objective. Aside from the physical infrastructure, businesses and employers need an infrastructure of good, trained labor to function. Employment training is a key component of many of the EC programs.

Creating safe, decent, and affordable housing for this work force is the goal of many of the community groups associated with the EC, as are issues like crime prevention and neighborhood beautification. Access to basic services such as healthcare and transportation, and even services like grocery stores or other basic retail needs are being addressed. It is expected that this total approach to solving the problems faced by this at-risk community will in the end aleve these endemic hurdles.

None of these efforts could be undertaken by a single group or entity. Only through concerted partnerships between groups and organizations ranging from faith-based to local government, and from both the public and private sector, can any success be guaranteed. Many of the successes observed in EC programs are the results of bringing the various strengths and resources of many community-based groups together. It is through these partnerships that we can expect the changes and improvements in the fabric of the Enterprise Community to be sustained for years to come.

The goal of the EC programs it to create a viable, stable, and self-sustaining collection of neighborhoods and communities that will support a strong and diverse population of citizens that are able to live free of the problems they now face.



City of Indianapolis 2002 CAPER

March 31, 2003

Community Development Block Grant

Relationship of CDBG Funds to the Consolidated Plan

The City of Indianapolis' Consolidated Plan identifies two areas for directing the course of the City's activities: building strong neighborhoods and creating family self-sufficiency. Within these two areas, nine goals were established in the 2000-2004 Consolidated Plan. The following section highlights how the investment of 2001 CDBG funds relates to the goals identified in the Consolidated Plan.

Building Strong Neighborhoods

Goal: Preserve Homeownership

To preserve home ownership and build strong neighborhoods, the citizen's of Indianapolis identified the strategy of rehabilitating owner-occupied homes as a top priority. The 2002 Annual Action Plan set forth the goal of rehabilitating 244 owner occupied units. The actual achievement was 414 units, 170% of the goal. The 2000 – 2004 Consolidated Plan sets forth the benchmark of having achieved 1,165 owner occupied rehabilitation's by 2002. At the close of 2002, the City has reached 63.5% of the five-year goal, the completion of 1,283 units.

In 2002, the City participated in the Home Repair Collaborative for its fourth year. CDCs, utility companies and INHP participate in the collaborative to increase the overall number of repairs and leverage additional dollars. The collaborative is designed to have a seamless systematic approach to homeowner repair that allows the homeowners to receive additional services. The HRC leveraged \$131,552 of funding in the 2002 year, through its weatherization program and loan programs offered by the Indianapolis Neighborhood Housing Partnership.

Goal: Increase Homeownership:

CDBG and HOME funds were combined in 2002 to increase homeownership opportunities for low and moderate-income persons. \$40,000 of CDBG funds were expended to provide homeownership assistance through the Indianapolis Neighborhood Housing Partnership (INHP). Sixteen families were able to achieve homeownership through this funding. Additionally, \$404,000 of HOME funds were provided to INHP to close 79 loans in 2002. These funds allowed 95 families to achieve their goal of homeownership. INHP also provided down payment assistance to families in the Homeownership Zone, or Fall Creek Place. In 2002, HOME funds were provided to 32 families desiring to live in Fall Creek Place, with CDBG funds going to an additional 24 families residing in Fall Creek Place. Increasing homeownership helps to stabilize and improve neighborhoods and encourage redevelopment.



City of Indianapolis 2002 CAPER

March 31, 2003

Goal: Increase Supply of Rental Housing for 51-80% of MFI

The City utilizes both CDBG and HOME funds to accomplish its goal to increase the supply of rental housing. The blending of grant funds allows the City to focus its resources in the most appropriate area for the community and remain in compliance with the federal regulations.

The Westside Indianapolis Development Corporation (WIDC) once again spearheaded an innovative rental rehabilitation project using CDBG funds. The organization utilizes CDBG funding to provide matching grants to landlords seeking to improve upon their rental properties. In its fourth year, the program improved upon lead base paint setbacks incurring in its third year. WIDC expended \$46,920 of funding on rental repairs. With matching funds provided by the landlord, \$73,375 was invested in improving the exteriors and interiors of rental properties.

Goal: Eliminate Unsafe Buildings and Sites

The City of Indianapolis invested \$1,643,083 in the area of Unsafe Buildings. \$1,178,913 of this amount included CDBG funds and the remainder was leveraged from local tax dollars. This investment allowed the City to board 2,043 vacant and unsafe structures and demolish 223 buildings. As part of the program, owners were required to board 471 structures and demolish 217. In total, 3,234 buildings were addressed in partnership with the City, Health and Hospital Corporation and owners. Although the benchmark for 2002 of 3,400 units was not reached, the City has met 96% of the five-year goal.

The elimination of unsafe buildings and sites is also the impetus for the City's Brownfields Program. Redeveloping environmentally unsound sites allows the City to identify and mitigate environmental barriers that impede neighborhoods revitalization and economic growth of the City. In 2002, the City invested \$139,988 of CDBG funding to address abandoned gas stations and start a grant program for private developers to address brownfields.

The City of Indianapolis began a grant and loan program to provide funding to local brownfields projects. In 2002, seven brownfields grant were awarded to private developers to address brownfields, investing \$72,785 dollars of Community Development Block Grant funds.

Goal: Support Capital and Enterprise Development

The major project designed to address the goal of supporting capital and enterprise development is the Keystone Enterprise Park Project. The Keystone Enterprise Park is a development that consists of the acquisition and clearance of 86 acres of land. The



City of Indianapolis 2002 CAPER

March 31, 2003

development of this park will improve the economy and business climate and is projected to create 600 new jobs in the area. In 2002, the City expended \$2,179,940 of Section 108 loan funds and \$1,048,000 of CDBG funds, for a total investment of \$3,227,940. The City acquired 5 parcels of property and relocated 13 families. In addition, the City conducted environmental site assessments on Phase I and Phase II of the Enterprise Park.

Goal: Support Neighborhood Empowerment

The City of Indianapolis outlined the strategy of providing capacity building assistance to neighborhood organizations in the Consolidated Plan. In 2002, over \$300,000 of CDBG funds were expended in this area. The Indianapolis Police Department (IPD) used funds to hold community day fairs and teach children about anti-crime initiatives. Each IPD district held special events that connected with the community and improved police-citizen relations. The Indianapolis Neighborhood Resource Center (INRC) also utilized CDBG funds to improve the capacity of neighborhood organizations. INRC conducted grant writing workshops, financial accounting and other training sessions designed to increase the capacity of all non-profit and neighborhood organizations.

In 2002, the former Neighborhood Empowerment Initiative (NEI) continued its merge with Weed and Seed sites. Weed and Seed sites, designated by the Department of Justice, are federally funded sites designed to reduce crime and offer safe havens for children. The metamorphosis of the NEIs into Weed and Seed sites was a natural transgression in the neighborhood communities. This allows communities to have a streamlined approach to improving their neighborhoods and creating economic development. Eight umbrella associations used CDBG funds to participate in community events, coordinate neighborhood interests and spark economic development.

Family Self-sufficiency

Goal: To aid Supportive Service Activities

In 2002, \$1,664,200 of CDBG funds was spent on supportive service activities. With this funding, a total of 75,326 persons were served, including 3,029 youth. The City partnered with twelve other funding organizations including the Indianapolis Foundation and the Lilly Endowment, to provide grants to summer youth programs. Overall, \$1,640,814 was awarded to 156 organizations. The City contributed \$107,636 of CDBG funding to thirteen organizations.

CDBG funds also supported CICOA's employment program for seniors, with 131 of seniors obtaining employment. Keys to Work, an employment and training provider specializing in hard to employ clients, placed 16 clients in high paying positions and achieved 56% retention. The Community Centers of Indianapolis (CCI), an umbrella



City of Indianapolis 2002 CAPER

March 31, 2003

organization of 13 social service centers, also placed 85 of clients in jobs and achieved 60% retention. CCI also provided senior services to 1,035 number of seniors in 2002. Seniors participate in wellness, social, nutritional and mental health activities five days a week, throughout the year.

Goal: To support Special Needs Housing

The City utilized CDBG funds to provide operation funds for a number of special needs housing centers and shelters in the area. CDBG funds were used to support Coburn Place, a 35-unit facility houses victims of domestic violence and their children. \$138,500 of CDBG funds allowed Coburn Place to serve 70 families in 2002.

Three local emergency shelters received CDBG public service funding for operational support. Horizon House, the Salvation Army Day Center and the Dayspring Center all received a total of \$70,000 for the operation of their facilities. Combined with Coburn Place, the four shelters receiving CDBG funds for operational support served 6,284 people.

Goal: To increase the Supply of Rental Housing for the 0-50% of MFI

To increase the supply of rental housing, the City targets both CDBG and HOME funds. In 2002, \$50,000 of CDBG funds was invested in Mozingo Place on the near eastside, to rehabilitate ten units for low income and special needs renters. 100% of the twenty-two units in this facility are designated for persons at 0-30% of MFI. Additionally, the project includes two HOPWA assisted units and ten Shelter Plus Care units. In 2001, the project also received \$350,000 of CDBG funding, \$350,000 of HOME funding and \$150,000 of HOPWA funding. The project was completed in July of 2002 with a grand opening held on July 31, 2002.

Relationship of CDBG funds to the Annual Action Plan

Each year the City must submit an Annual Action Plan to HUD, detailing the actions that will be undertaking in that year to address the goals of the Consolidated Plan. Throughout the year, a number of changes were made to the anticipated CDBG allocations outlined in the Annual Action Plan. Additional dollars available from the years carriers over and funding from projects that did not move forward was reallocated to be used for other projects requesting funding throughout the year. The chart on the next page illustrates any changes that were made and offers an explanation for that change.



City of Indianapolis 2002 CAPER

March 31, 2003

Revised 2002 CDBG Activities

Organization	Project	Original Budget	Revised Budget	Change	Explanation
BOS Community Development Corporation	Owner-Occupied Repairs	\$250,000	\$437,500	\$125,000	Awarded 10 additional home repair units.
Community Action of Greater Indianapolis	Owner-Occupied Repairs	\$185,000	\$310,500	\$125,000	Awarded 10 additional home repair units.
Community Centers of Indianapolis	Employment and Access Training	\$500,000	\$400,250	(\$99,750)	Award changed to meet changing benchmarks in contract.
Dayspring Center	Operation of Homeless Shelter	\$0	\$20,000	\$20,000	Awarded operating funds for 2002 fiscal year.
Horizon House	Operation of Homeless Shelter	\$0	\$20,000	\$20,000	Awarded operating funds for the 2002 fiscal year.
Keys to Work	Employment Training and Placement	\$50,000	\$100,000	\$50,000	Awarded additional funding to serve an additional 16 clients.
Riley Area Development Corporation	Owner-Occupied Repairs	\$0	\$125,000	\$125,000	Awarded 10 home repair units for neighborhoods on the near eastside.
Salvation Army Day Center	Operation of Homeless Shelter	\$0	\$30,000	\$30,000	Awarded operating funds for the 2002 fiscal year.
Scared Stiff	Youth Services	\$0	\$10,000	\$10,000	Awarded funds to provide anti-violence seminars to 150 youth.
Southeast Neighborhood Development Corporation	Owner-Occupied Repairs	\$275,000	\$350,000	\$75,000	Awarded 6 additional home repair units.
Technical Training Services	Employment Training and Placement	\$50,000	\$0	(\$50,000)	Organization closed its doors. Funds reallocated to another organization.
United Northeast Community Development Corporation	Owner-Occupied Repairs	\$62,500	\$162,500	\$100,000	Awarded 8 additional home repair units.



City of Indianapolis 2002 CAPER

March 31, 2003

Addressing the Uniform Relocation Act

The City of Indianapolis, while pursuing the Keystone Enterprise Park Project and the Fall Creek Place Project, acquired property and subsequently relocated persons in the respective areas. Two City relocation specialists are assigned to ensure that relocated persons are moved to safe, sanitary and affordable housing. The depth of each project has necessitated the creation of Relocation Plans. Attached in Appendix F are the Relocation Plans for both Projects.



City of Indianapolis 2002 CAPER

March 31, 2003

Home Investment Partnership Program

The 2000-2004 Consolidated Plan identified three housing priorities for the City of Indianapolis. The three priorities are Preservation of Homeownership; Increased Affordable Homeownership; and Increased Supply of Affordable Rental Housing. In 2002, HOME funds were used to refinance mortgages for owner occupants at risk of losing their home, which preserved homeownership. Increased Homeownership was accomplished by new construction and the rehabilitation of existing affordable housing. Homebuyer subsidies also made housing more affordable and increased homeownership. Lastly, HOME funds were utilized to increase the availability and quality of affordable rental housing throughout the community.

The City allocated approximately \$2.8 million of HOME funds for the construction and rehabilitation of affordable rental housing. These funds supported a number of projects that were started in 2002 and that are currently underway. These current projects include four Low-Income Housing Tax Credit (LIHTC) projects. Franklin School Apartments; MLK Homes; Stratford Place Apartments; and Stonegate Apartments. These four projects will create a total of 222 new or rehabilitated affordable units. Of these 222 units, 74 will be HOME assisted. Other rental project sponsors include Independent Residential Living, which will develop 16 HOME rental units to include 8 special needs units and 8 for persons at or below 60% AMI; and Wisconsin Management which will develop Garden Arch Apartments for a total of 40 HOME assisted units for persons at or below 50% AMI. HOME Rental Projects completed in 2002 include The Boner Center's acquisition of 44 units; 32 units reserved for families in jeopardy of becoming homeless and 12 special needs units earmarked for chronically mentally ill persons. All 44 units will serve citizens at or below 30% AMI. Other completed projects include a rehabilitated Edgewood Terrace Apartments, which provides 4 units for families at or below 60% AMI; the Julian Center, which constructed 11 transitional housing units for victims of domestic violence; and Mazingo Place which rehabilitated 11 units for individuals with special needs at or below 30% AMI.

Approximately \$3.7 million of HOME funds were provided to complete 205 homeownership opportunities in 2002. Of the 205 units, 35 were newly constructed; 46 were acquisition and rehabilitation projects; and 124 families were provided with down payment or homebuyer subsidies. A majority of the new construction or rehabilitation of units for homeownership was done by Community Development Corporations (CDC's). CDC's develop affordable housing as well as provide other services within their neighborhoods. Homebuyer subsidies are generally provided by the Indianapolis Neighborhood Housing Partnership (INHP). In 2002, 113 homebuyer subsidies were provided to families at or below 80% AMI. Recipients receiving subsidy from INHP were required to participate in INHP's Home Ownership Training (HOT) course, many of which were first time homebuyers.



City of Indianapolis 2002 CAPER

March 31, 2003

The 2000-2004 Consolidated Plan states as part of its anti-poverty and homeless strategy that the needs of the homeless, and those at risk of becoming homeless, who are attempting to achieve economic independence and self-sufficiency may be served by providing additional affordable rental opportunities in various locations throughout Indianapolis. In 2001, the City of Indianapolis entered into an agreement with the Coalition for Homelessness Intervention and Prevention (CHIP) to provide \$500,000 for Tenant Based Rental Assistance (TBRA) to families at or below 30% AMI. The program will provide rental assistance to eligible applicants, for a twelve-month period that participate in a self-sufficiency program and /or support by a homeless or social service agency. Households will be eligible for participating in the program for one additional year if they are below 80% AMI at the time of re-certification. All rental units under the TBRA program must meet or exceed the Minimum Rehabilitation Standards and other applicable housing standards. This program is set up to assist 50 families on the verge of becoming homeless and meet the 30% or below requirements. The program will provide assistance for a period up to 2 years. In 2002 CHIP released a request for proposal (RFP); held bidders conference; reviewed proposals and announced awards. In October CHIP finalized the TBRA unit inspection process with the City and began application process to enroll households.

Affirmative Marketing

The HOME Investment Partnership Program (HOME) requires that Affirmative Marketing steps are taken by participating jurisdictions when using HOME funds for rental or homebuyer projects containing 5 or more HOME-assisted units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability.

Methods for informing the public, owners, and potential tenants about Federal fair housing laws and the participating jurisdiction's affirmative marketing policies consist of several activities. The use of the Equal Housing Opportunity logotype or slogan in press releases and solicitations, use of commercial media, use of community contacts, and display of fair housing poster in public areas of offices. In addition, affirmative marketing requires that applications be solicited from persons in the housing market area who are not likely to apply for the housing without special outreach. The use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies are recommended ways to reach these groups.

In 2002, Project Sponsors were given a copy of the Grant Management Policies and Procedures. The policies provide ways of meeting the goals of affirmative marketing, as well as meeting the federal regulations required by HOME. The requirements were included in all HOME agreements and therefore contractually binding. There were 12



City of Indianapolis 2002 CAPER

March 31, 2003

contracts in 2002 that fell within the affirmative marketing threshold that were distributed

between 11 organizations. Of the 12 projects, 6 were completed during the calendar year. The remaining 6 projects are at different stages of the development process and were extended into 2003. Affirmative marketing will continue to be monitored on those projects extended into 2003. Documentation detailing actions taken to meet the requirements will be turned in at project completion.

The City of Indianapolis monitors all Projects Sponsors annually. One aspect of the monitoring visit is to determine if the Sponsor is in compliance with the affirmative marketing requirements. The City requests copies of housing advertisements or marketing material from Project Sponsor's that includes the equal housing opportunity logo or slogan. In addition, the City verifies that fair housing posters are displayed within a public place in the Sponsor's office. The Project Sponsor is also required to provide a description of what is being done to affirmatively market HOME-assisted housing if the number of units exceeds 5.

Minority Outreach

The City encourages a level of effort be made to utilize minority and women owned businesses. This minority outreach program ensures the inclusion, to the maximum extent possible, of minorities and women in all contracts entered into by the City in order to facilitate affordable housing activities. The following chart depicts the contract and subcontract amounts awarded to minority business enterprises (MBE) and women business enterprises (WBE) in 2002.

Type of Contract	Total Dollar Amount	Amount to MBE	Amount to WBE	Percent of Total to MBE/WBE
Contract	2,614,178	124,257	0	4%
Subcontract	1,905,788	32,000	0	1%

The Home Program's goal of improving the utilization of minority and women-owned businesses for purchases, consulting services, construction and economic development projects has been successful. However, the objective to make Indianapolis a city where all people have an equal opportunity to participate in business activities continues to be a focus. The Home Program promotes minority and women-owned business participation through the following activities:

- All HOME project agreements stipulate that project sponsors shall use its best efforts to use minority businesses as defined by and in compliance with the City-County General Ordinance No. 125.



City of Indianapolis 2002 CAPER

March 31, 2003

- HOME project sponsors are referred to the Office of Equal Opportunity for lists of MBE/WBE firms for contact and recruitment.
- The City's Office of Equal Opportunity conducts outreach activities to ensure that minority and women-owned businesses are aware of the availability of funds.

The City is continuing to improve its efforts in regards to outreach to minority and women-owned businesses. The utilization of MBE/WBE was emphasized during the project sponsor training held in January 2003. In addition, a current listing of MBE/WBE contractors and subcontractors was distributed along with the HOME contracts and Grants Management Policies for 2003. In addition, the City has implemented a new on line quarterly reporting system that should help capture more accurate data and assist with future monitoring. This new reporting system will enable our project sponsors to provide more accurate and timely reporting of minority outreach efforts.

HOME-assisted Rental Inspections and Re-certifications

The City of Indianapolis continued to implement and improve the process of conducting on-site inspections of completed rental units. During 2001, it was determined that units were dramatically improved over the inspections conducted in 2000.

Physical inspections were completed on 194 of 1008 units, representing 19.2% of the total units. The City conducted the rental monitoring in a three-step process. Each completed project is required to submit rental re-certification paperwork on an annual basis. This paperwork is evaluated and information collected to report overall project success. The second and third step occurs every one, two, or three years, based on the total number of units in the development.

A major focus in 2001 was to follow up with inspections that raised significant findings or concerns in 2000. One such project had 24 findings or concerns. The follow up inspection in 2001 found that all but 3 findings or concerns had been addressed. Overall, rental units inspected in 2001 were in considerably better condition than in the prior year. In all, there were approximately 45 properties visited in 2001 and at least 194 tenant files monitored. Affirmative marketing data was collected on all 1008 units. As the HOME rental portfolio increases, the City continues to concentrate on improving the process of monitoring rental units. This will help in maintaining the quality and affordability of available units in the community. In 2002, the City of Indianapolis is looking at the possibility of contracting with an outside firm to handle the on-site rental inspections and follow-up inspections.

Following rental inspections and file monitoring, the City issued a report to the property manager and Project sponsor describing the results of the inspection. The report indicated findings and concerns regarding the rental units and tenant files. This report also listed a deadline to bring the units or tenant files into compliance with the HOME requirements.



City of Indianapolis 2002 CAPER

March 31, 2003

A database was created in 2000 and continues to be updated with new and existing HOME projects. The database consists of project name, address, number of

rental units, and program compliance fields. The database is used to assist the City in managing the long-term affordability requirements and compliance with the City of Indianapolis Property Standards.



City of Indianapolis 2002 CAPER

March 31, 2003

Emergency Shelter Grant

The Emergency Shelter Grant program supports the Family self-sufficiency goal identified in the Consolidated Plan under support special housing needs. In 2002, the City received \$419,000 ESG funds of which approximately 5% (\$19,984) was maintained for administration. The remaining \$399,016 was distributed to eleven shelters to assist in operations, homelessness prevention services and a myriad of essential services.

Horizon House provided day services that allowed families and individuals to follow up on referrals, take showers, do their laundry, and have a temporary address so that they could receive mail and meet with a case manager. The Julian Center and Quest for Excellence W.I.N.G.S program provided domestic violence counseling and shelter. Other services provided include job training, detoxification and drug and alcohol rehabilitation programs, and mental health services. The Homeless Initiative Program provided services to the growing Hispanic population of Indianapolis. Gennesaret Free Clinic provided respite care to homeless men while they recovered from a severe illness after being released from a hospital or institution. Holy Family Shelter is one of the few shelters in Indianapolis that provide shelter to large families. They will also accept homeless couples without children, which most other shelters in Indianapolis do not. Due to a local family shelter temporarily stopping operations due to financial issues, Holy Family saw a substantial increase in the number of clients that were served in 2002. The ESG funding that Holy Family received in 2002 made it possible for them to assist these families. ESG funds also provided bus tickets to shelters and missions for transportation that would enable our homeless neighbors to seek employment, housing and other resources that they otherwise would not be able to receive due to insufficient or lack of transportation.



City of Indianapolis 2002 CAPER

March 31, 2003

ESG Match Report

Agency	Total Served	Grant Award	Match Amount	Match Source
CCI	97	\$ 28,000.00	\$ 37,500.00	CDBG, Private
Children's Bureau	103	\$ 28,000.00	\$ 28,000.00	Private
City Administration	0	\$ 19,984.00	N/A	N/A
Gennesaret Free Clinic	39	\$ 50,500.00	\$ 135,938.00	State ESG, Private, In-Kind
HIP	137	\$ 29,000.00	\$ 1,410,748.00	SHP, Other Federal, Fees, Private Donations
Holy Family Shelter	1,089	\$ 48,435.00	\$ 423,830.00	State ESG, FEMA, Private Donations, In-Kind, United Way, Center Township Trustee
Horizon House	2,663	\$ 49,000.00	\$ 993,367.00	CDBG, SHP, Private, Americorps, State ESG, United Way
Interfaith Hospitality	143	\$ 15,000.00	\$ 20,959.50	State ESG, In-Kind Volunteer Hours
Julian Center		\$ 40,000.00	\$ 2,442,099.83	CDBG, State ESG, SHP, Other Federal, Individual and Corporate Donations, Fees, United Way
Metro Transit	25,024	\$ 27,723.60		N/A
Quest for Excellence: W.I.N.G.S.	232	\$ 22,315.00	\$ 130,833.00	State ESG, Private, Other
Salvation Army: Social Services	1,124	\$ 60,000.00	\$ 825,925.00	State ESG, Private Donations, Fees, Other Federal, United Way
	30,651	\$ 417,957.60	\$ 6,449,200.33	



City of Indianapolis 2002 CAPER

March 31, 2003

Housing Opportunities for Persons with AIDS

In 2002, the City received \$708,000 in Housing Opportunities for Persons With AIDS (HOPWA) funds to serve the housing and housing related needs of persons with HIV/AIDS and their families. The primary project sponsor for City HOPWA funds in 2002 was the Damien Center, which coordinated services and activities for persons in Marion County and eight contiguous counties in central Indiana. In an effort to broaden the base of effectiveness of the City's HOPWA funds, and to better reach under-served populations, the City also continued to provide funding to Ebenezer Church Foundation "Bridging the Gap" program, Concord Center and Indianapolis Urban League.

The Damien Center

The Damien Center provided Emergency Assistance, Housing Information, Project Based Rental Assistance, Resource Identification, Supportive Services, Technical Assistance, and Tenant Based Rental Assistance to 856 HIV/AIDS clients and their families. During 2002, the Housing Assistance Program of the Damien Center evolved to meet the ever-changing needs of their clients. Several new classes were created and offered to all program participants, including Stress Management, Budgeting, and "Pre-Home Ownership". The Damien Center reports that HIV/AIDS trends in the population that they serve are following the national trend of growth in persons under the age of 25 and those over 55. Younger people coming in for assistance are generally in need of housing options and resources, while older clients tend to need more self-help assistance. Because of this trend, classes for 2002 will reflect an emphasis on self-preservation and basic housing needs.

Other HOPWA programs

Ebenezer Church Foundation, "Bridging the Gap" program, received \$75,000 in HOPWA funds in 2002. "Bridging the Gap" helped 55 HIV/AIDS clients and their families to find housing or to stay housed. 505 individuals were tested for HIV/AIDS by "Bridging the Gap" staff. These individuals also received case management services. The "Bridging the Gap" programs target population is the African/American population of Marion County, however, they serve any individual with HIV/AIDS that come to them for assistance. This was the first year for them to receive HOPWA funds. By diversifying the programs that receive HOPWA funds the City of Indianapolis is able to reach out to an even larger population.

Concord Community Center also received HOPWA funds for the first time in 2002. Concord Center used their entire grant for short-term rental and utilities assistance. Even though they received a relatively small grant, \$15,000, they were able to serve an additional 37 HIV/AIDS individuals.



City of Indianapolis 2002 CAPER

March 31, 2003

The Indianapolis Urban League received funds for the second year in a row in 2002. Through their efforts in the HIV/AIDS affected African American community, they were able to assist 38 clients with their Positive Directions Rental/Mortgage Assistance Program.

In an effort to increase the types of services available to HIV/AIDS clients in the City, HOPWA funds were provided to Partners in Housing as part of their Mozingo Place housing development. Partners in Housing has acquired and is in the process of renovating a structure on the City's near east side for mixed use housing and local economic development. By using HOPWA funds for part of the rehabilitation work on their building, Partners in Housing will set aside two units specifically for HIV/AIDS client residence. There is a small but consistent need for permanent housing options for HIV/AIDS survivors, and it is hoped that the Mozingo Place program can begin to address some of that need.

Barriers

Affordable, accessible and safe housing options for HIV/AIDS clients is still a major concern, as well as maintaining the individual independence of those persons who have already established a household.

One major barrier in 2002 was the rising rental rates in Center Township. The rise in rental rates is due, in part, to the growing popularity of individuals wanting to live in downtown Indianapolis. Many landlords took advantage of the housing shortage by increasing rents beyond the reach of many HIV/AIDS clients. This has caused The Damien Center to look outside of Marion County for affordable and safe housing for their clients. The Damien Center has positive working relationships with several landlords in Marion County and they are continuing to recruit more landlords everyday.

A vast array of housing options has been offered due to the City recruiting more HOPWA providers. Tenant based rental assistance has been given to 314 HIV/AIDS positive clients. Many individuals have had the opportunity to transition and adapt to the changes of income expenditures, and medical stability that is often encountered with a positive diagnosis.

Individuals who are HIV positive or at-risk frequently face many barriers to a healthier lifestyle. Daily Living Skills Seminars, which emphasize managing stress, proper health care, basic housekeeping, budgeting, and employment are offered at The Damien Center for clients. Outreach programs also offer a continuum of related services that address these problems through community education, assisting in identifying HIV status, assistance in dealing and finding resources to deal with an HIV positive status. The Bridging the Gap program assists individuals by providing HIV testing, HIV/AIDS



City of Indianapolis 2002 CAPER

March 31, 2003

information referrals treatment, assessments for at-risk individuals, and Care Coordination services.

Outreach services have been expanded to services the two drop-in centers, Horizon House for the homeless. A Spanish speaking outreach and case manager were hired in order to assist the Hispanic population of Indianapolis.

With a more diversified network of providers receiving HOPWA funds, a larger number of HIV/AIDS positive clients were able to be served in 2002. This enabled more individuals to receive or stay in their homes, provided the counseling that they needed and touch the Hispanic population that was hard to reach due to the language barrier.

Administrative Oversight

Through its Consolidated Planning process, the City continues to use Request For Proposals (RFP) to solicit applicants to address the housing needs of HIV/AIDS persons and their families. Developing collaborative partners and identifying additional housing options and support services is still a high priority with the City.

The Human Services Team consists of the Grant Manager and Grant Analyst. Together they share in the responsibility of the oversight for the HOPWA programs. On a daily basis they discuss the projects and address any concerns that there might be. All HOPWA programs are monitored once a year to ensure the Federal and City regulations are being followed. The Grant Manager and Analyst conduct the monitoring visits and review Quarterly Reports. If a project sponsor is struggling or needs any type of technical assistance, then one of the two will assist the project sponsor. The Grant Analyst tracks and analyzes the spending patterns to ensure that the project sponsor is spending their money at a rate that will allow them enough funds to last the entire grant year. A project sponsor training is held in January of each year to discuss the responsibility of the project sponsor in regards to grant funds. This will help the project sponsor to better understand their contractual obligations.



City of Indianapolis 2002 CAPER

March 31, 2003

Name of HOPWA Grantee: City of Indianapolis

Report covers period: 01/03/2002 to 12/31/2002

Performance Chart 1— Actual Performance. Types of Housing Units Dedicated to Persons with HIV/AIDS which were Supported during the Operating Year.

Type of Units:	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	Total by type of unit
1. Rental Assistance	326	\$283,089	0	0	0	\$283,089
2. Short term or emergency housing payments	373	\$133,075	0	0	0	\$133,075
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b Units in facilities that were developed with capital costs and opened and served clients.	0	0	0	0	0	0
3-c Units in facilities that were being developed with capital costs but not yet opened	0	0	0	0	0	0
Subtotal	699	\$416,164	0	0	0	\$416,164
Deduction for units counted in more than one category	0	0	0	0	0	0
Total	699	\$416,164	0	0	0	\$416,164



City of Indianapolis 2002 CAPER

March 31, 2003

Name of HOPWA Grantee: City of Indianapolis

Report covers period: 01/03/2002 to 12/31/2002

Performance Chart 2—Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Number of Units)

Type of Units:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment, on comparison with actual accomplishments (or attach)
1. Rental Assistance	0	326 rental units provided emergency housing .
2. Short term or emergency housing payments	0	\$133,075 was expended for emergency housing.
3-a. Units in facilities supported with operating costs	0	
3-b Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c Units in facilities that were being developed with capital costs but not yet opened	0	0
Subtotal	0	699
Deduction for units counted in more than one category	0	0
Total	0	699



City of Indianapolis 2002 CAPER

March 31, 2003

Self Evaluation

One of the most valuable tools that the CAPER provides is the opportunity to look at the City's Grants Management activities as a total unit, and then to assess any opportunities for improvement over the next year.

The City was extremely successful in achieving many of its goals set out in the 2002 Annual Action Plan, and in addressing some short falls from the 2001 CAPER. However, there were areas where the City needs to focus its efforts and attention to better act as an administrative body and as a partner in projects that it is undertaking with its federal dollars. The following section discusses areas where improvement or success was achieved, and one area where an opportunity for improvement exists.

Internet Based Quarterly Report

In 2001, the City began the redevelopment of the online quarterly report. This report had been released in 2000, but unfortunately proved ineffective and did not meet the needs of the City and the Project sponsors. An entirely new report was designed in 2001 with the emphasis being a management tool for Project sponsors. The online tool includes financial record keeping, unit progress tracking and advanced reporting for both the City and the Project sponsors. Project sponsors and City staff all contributed input to the development of the system.

In 2002, the on-line quarterly report was released during the first quarter for use by all City Project sponsors. As a daily management tool, the on-line system has proven to be an effective method of reporting the progress of all the City projects. Some barriers to the system in the form of reporting will be addressed during the 2003 fiscal year. Project sponsors have only update information in the system four times a year to report to the City on a quarterly basis. City staff will encourage Project sponsors throughout 2003 to maintain the system daily for ease to the user.

Weed and Seed and NEI Combination

In 2001, the City made a decision to combine the Weed-and-Seed Program, and the Neighborhood Empowerment Initiative (NEI) program. Both of these programs were designed to help empower the City's most at-risk neighborhoods. A review of these two program's efforts at the beginning of 2001 showed that the two programs were redundant in many ways and the combination of the two will increase the effectiveness and efficiency of the City's efforts to help neighborhoods help themselves. In 2002, the City worked diligently to streamline these efforts. The programs provided in 2002 through this initiative were geared more towards programs delivered by the organizations than paying administrative costs. These programs include safe havens and crime awareness activities.



City of Indianapolis 2002 CAPER

March 31, 2003

Low-Income Rental Housing

The 2002 CAPER reports that the City fell short of its goal of getting new low-income rental units constructed for the population at or below 50% median family income. In 2002, a total of 146 low-income rental units were developed and 77 of those units were leased to families at or below 50% of median family income. The City is committed to creating new rental units for persons earning below 50% median family income through the *Blueprint to End Homelessness*. Although the City anticipates the completion of over 250 rental units in 2003 from current investment, the development in this area has been slow and the City anticipates the need to amend this goal of the Consolidated Plan.

Conclusion

The City's efforts to constantly improve its ability to maximize benefits to Indianapolis-Marion County residents through federal funding continue to increase. By focusing on the constant evaluation of its programs and processes during the year 2002, City staff will be better able to provide a wide array of services, and meet the goals set forth in the Five Year Consolidated Plan and the 2003 Annual Action Plan.